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**Z-2488**  
**PRICE HILL FARMS**  
**R1 & I3 to I3**

**STAFF REPORT**  
**March 15, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is also the property owner, represented by attorney Daniel Teder, is requesting rezoning of 60 acres located on the east side of US 52 S, between the rail yard and Veterans Memorial Parkway in Tippecanoe County, Wea 12 (NW) 22-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The request consists of three tracts of land: the two zoned R1 currently have single-family dwellings on them; the northern portion of the sixty acres is already zoned I3. The land in the request is surrounded by R1 zoning to the west and a narrow sliver of incongruous R1 zoning along the railroad corridor to the north with I3 zoning beyond that, I3 zoning to the east, and GB zoning to the south surrounding the US 52/Veterans Memorial Parkway intersection. West across US 52 all three zones, R1, I3, and GB, are present.

Approximately 1,400 acres of land located near this site in Wea Township Sections 10, 11, 12, 13 and 14 and Sheffield Township Sections 7 and 18 were rezoned to Industrial in 1997 by Greater Lafayette Progress, Inc. (GLPI, Z-1715). At that time, petitioner chose not to be included in the Industrial rezone. Then, the I3-zoned portion of this request was rezoned from R1 in 2001 along with land to the east, again by GLPI (Z-2040). Initially, that request included all of the current rezone site; however, at that time petitioner decided not to rezone the area that included the two houses and it was excluded from the I3 rezone prior to the public hearing.

All four corners of the US 52/Veterans Memorial Parkway intersection are zoned GB, General Business (Z-1915, -1952, -1953, -1954, -1955). Additionally two rezones from I3 to GB were approved in the area since 2010 (Z-2483 and Z-2431).

**AREA LAND USE PATTERNS:**

This site currently supports two single-family homes and several accessory storage farm structures; the remaining acreage is in crop production. Immediately to the west along US 52 are several residences. To the north are rail yards and further north, more crop production. East of the site is a large warehouse. Immediately south of the rezone land is in row crop production.

**TRAFFIC AND TRANSPORTATION:**

This site has approximately 900' of road frontage on US 52 and lies just south of the new US 52 bridge over the railroad tracks.

The site also has approximately 1500' of frontage on the rail yard to the north. This access could be utilized by a potential user just as the warehouse to the east has done.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Sanitary sewer and water are available to serve the site.

The County Drainage Board will need to approve drainage plans when the site is ready to be improved unless it is incorporated by Lafayette. Once in the city limits drainage is approved by the City Engineer's Office.

If this request is approved, a type C bufferyard is required where R1 abuts I3 zoning.

**STAFF COMMENTS:**

The current site has no proposed use. Petitioner has indicated a desire to have a homogenously zoned property ready for development. In spring 1987 the Area Plan Commission adopted **An Amendment to the Adopted Land Use Plan Regarding the Expanded Fuji-Isuzu Development Area**. This amendment was created in response to the announcement that Fuji-Isuzu would build and operate a major automotive assembly plant in Tippecanoe County. The area studied for this amendment was roughly 24 square miles in size. The plan calls for a large area of Industrial zoning bounded on the north by McCarty Lane, 400 S to the south, I-65 to the east and just past Concord Road on the west. This site is located within the boundaries of that proposed industrial expansion area. While this land and the farmstead were originally included in the Greater Lafayette Progress Inc. request (Z-2040) that rezoned surrounding property to I3 in 2001, the owner at that time chose to exclude them before the request was heard.

Despite the fact that I3 zoning will make the existing single-family residences nonconforming, staff believes this site is appropriate for the requested I3 zoning. With the majority of land surrounding this site already zoned I3, the industrial uses in the vicinity, access to a major thoroughfare as well as to the railroad tracks to the north, this rezone request is appropriate and fits within the plan envisioned for this area in the 1987 amendment to the adopted **Land Use Plan**.

**STAFF RECOMMENDATION:**

Approval